



TOWN CLERK

Kandy L. Lavallee  
Town Clerk

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1195  
clerks@grafton-ma.gov



2020 00023697

Bk: 61999 Pg: 243

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**CERTIFICATE OF NO APPEAL**

**DECISION:** GRAFTON ZONING BOARD OF APPEALS  
2019/865- Special Permit

**PETITIONER:** JJI Realty, LLC  
19 Bethany Road, Framingham, MA 01702

**OWNER:** JJI Realty, LLC  
19 Bethany Road, Framingham, MA 01702

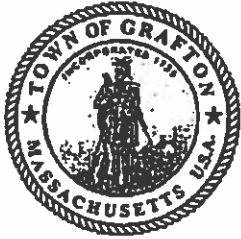
**DEED REFERENCE:** 13 Ferry Street  
Assessor's Map 114, Lot 121.0  
Worcester District Registry of Deeds  
Book 60988, Page 241

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner to allow the addition of two dormers on a pre-existing, non-conforming structure, at property located at 13 Ferry Street, South Grafton was duly recorded in the Town Clerks office on January 17, 2020 at 9:07 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on February 6, 2020.

A true copy, ATTEST:

*Kandy L. Lavallee*  
Kandy L. Lavallee, Town Clerk  
Grafton, MA



**Office of the Zoning Board of Appeals  
30 Providence Road  
Grafton, Massachusetts 01519**

**Phone: (508) 839-5335 x 1154 - Fax: (508) 839-4602  
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**THE COMMONWEALTH OF MASSACHUSETTS**

**Town of Grafton  
BOARD OF APPEALS**

**Thursday, January 9, 2020**

*Case Number:*

**2019 /865**

**Special Permit**

**JJI REALTY, LLC**

of 19 BETHANY ROAD requesting that the Zoning Board of Appeals grants a **Special Permit**  
for

**THE ALLOW THE ADDITION OF A DORMER ON A PRE-EXISTING, NON-CONFORMING  
STRUCTURE, WHERE THE FRONT SETBACK IS 12.4' AND 30' IS REQUIRED. BOOK: 60988  
PAGE: 241**

At their duly held meeting Thursday, January 9, 2020 the Zoning Board of Appeals took the following action

Motion was made by Mr. Yeomans and seconded by Vice Chairman - Ms. Desrosi

That the Zoning Board of Appeals grant a **Special Permit** to **JJI REALTY, LLC**

at 13 FERRY STREET GRAFTON MA

**TO GRANT JJI REALTY, LLC FOR 13 FERRY STREET A SPECIAL PERMIT TO ALLOW THE  
ADDITION OF TWO DORMERS ON A PRE-EXISTING, NON-CONFORMING STRUCTURE, AS  
DEPICTED IN EXHIBIT A.**

**FINDINGS:**

- F1. THE STRUCTURE WAS BUILT IN 1900.
- F2. THE PARCEL IS LOCATED IN THE R20 ZONING DISTRICT.
- F3. THE R20 ZONE REQUIRES 140 FEET OF FRONTAGE.
- F4. THE LOT HAS 87 FEET OF FRONTAGE.
- F5. THE R20 ZONE REQUIRES A 20,000 SQUARE FOOT LOT.
- F6. THE LOT IS 10,937 SQUARE FEET.
- F7. THE R20 ZONE REQUIRES A 30' FRONT YARD SETBACK AND THE STRUCTURE IS LOCATED 12.4 FEET OF THE FRONT  
BASED ON FINDINGS F1-F7, THE CURRENT STRUCTURE IS A PRE-EXISTING, NON-CONFORMING STRUCTURE.
- F8. THE CURRENT USE IS A SINGLE FAMILY RESIDENCE.
- F9. THE CURRENT HOME IS A 2 BEDROOM, 1 BATH HOME, PROPOSED HOME IS A 3 BEDROOM, 2 BATH HOME.  
BASED ON FINDINGS F8-F10, THE PROPOSED ADDITION IS NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD.

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F11. THE LOT IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD).

F12. THE CHANGE IS AN INCREASE OF 0% IMPERVIOUS SURFACE.

BASED ON FINDINGS F11-F12, THERE IS NO NEED FOR WSPOD MITIGATION.

**On a roll-call vote:**

Chairman: Yes

Member 2: Yes

Vice Chairman: Yes

Alternate 1:

Clerk: Yes

Alternate 2:

Member 1: Yes

**Motion Granted**

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

, Alternate Member

A true copy;

, Alternate Member

Attest:

*Kandy L. Lavallee*

Kandy L. Lavallee, Town Clerk  
Grafton, MA